

# Available for Lease – Industrial Outdoor Storage

1201 Carriers Drive, Laredo, TX 78045



## Site Overview

**Location:** 1201 Carriers Drive, Laredo, TX

**Submarket:** Laredo/Unitec Industrial

**Yard Space:** +/- 20 Acres

**Base Rent:** Contact agent

## Industrial Overview

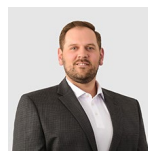
Strategically located in Laredo, **between Unitec Industrial and Port Grande**, the Subject Property offers a rare opportunity. Available for immediate occupancy, it sits within a **primary inland port of entry** between the United States and Mexico currently offering less than one percent vacancy for similar product.

## Site Features

- Extremely rare large-footprint yard
- Secured storage (24/7 security available)
- Fully fenced
- Exclusive access
- Site lighting in place
- Adjacent to UP Intermodal facility



**Will Condrey**  
713.491.6321 mobile  
wcondrey@cresa.com



**Eric Rose**  
406.855.0635 mobile  
erose@cresa.com



**Mark Palmer**  
402.677.9706 mobile  
mpalmer@cresa.com



# Available for Lease - Industrial Outdoor Storage

1201 Carriers Drive, Laredo, TX 78045



# Available for Lease - Industrial Outdoor Storage

1201 Carriers Drive, Laredo, TX 78045

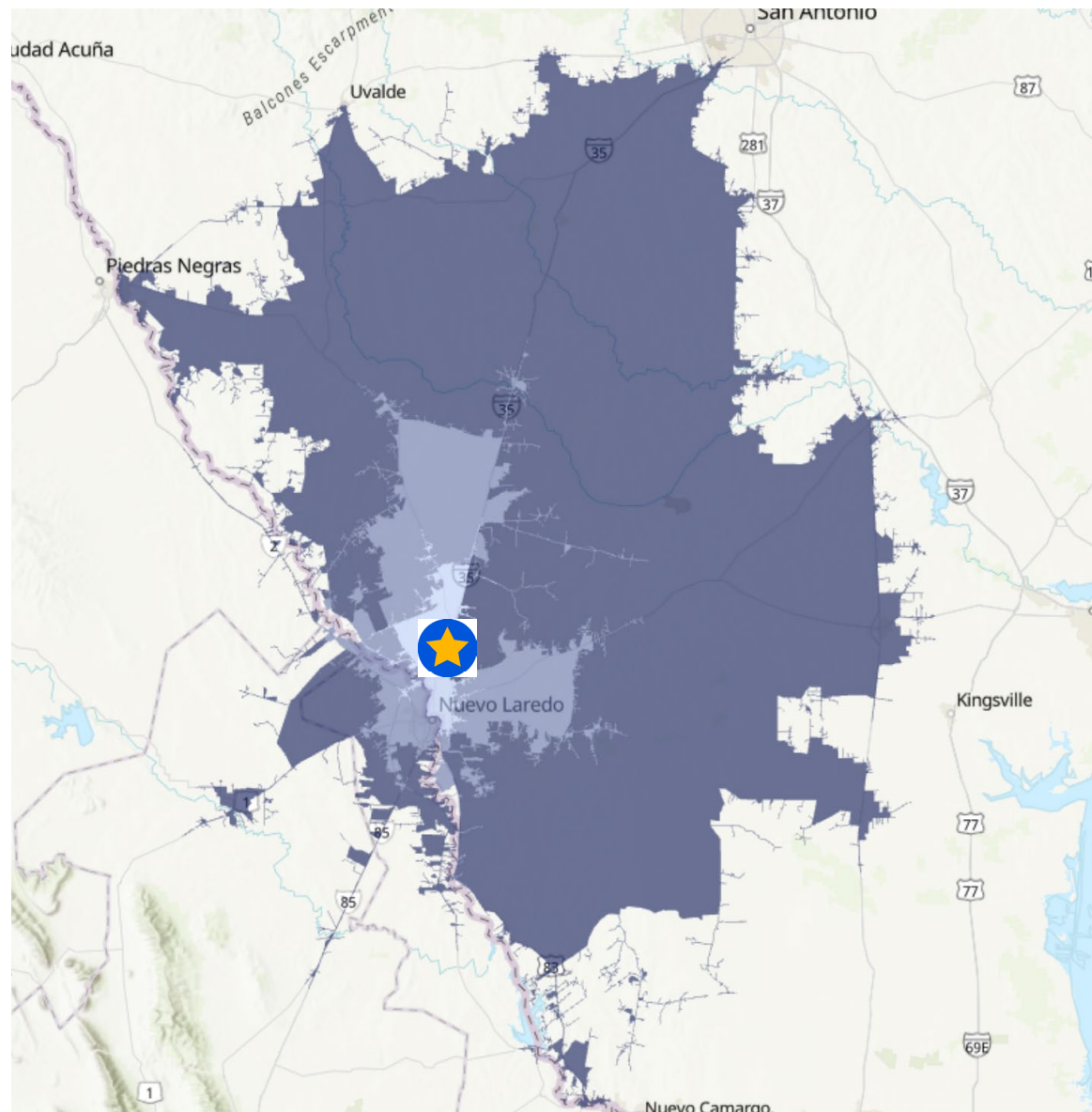


# Available for Lease – Industrial Outdoor Storage

1201 Carriers Drive, Laredo, TX 78045

## Immediate Access

30-, 60-, 120-minute truck drive times

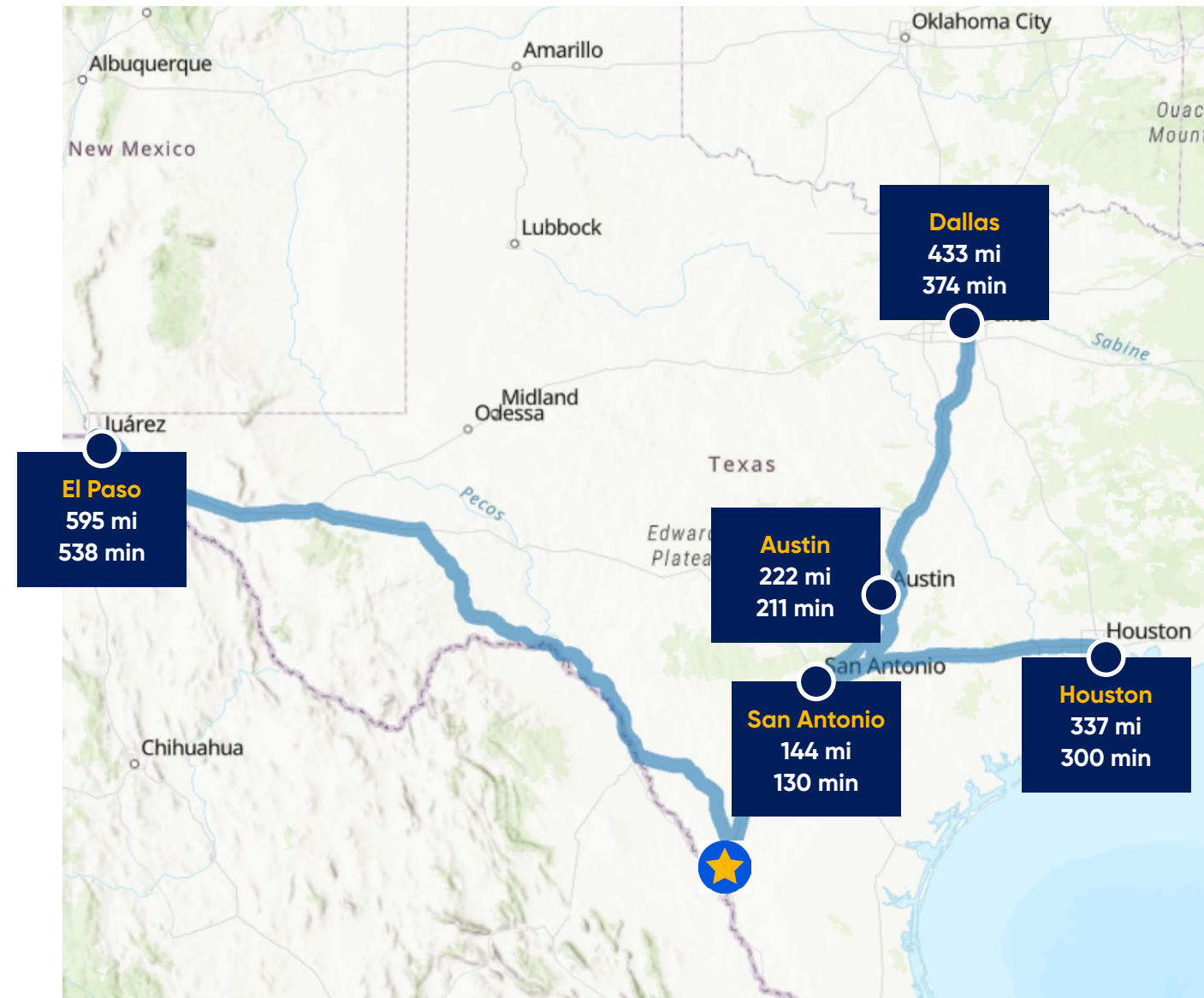


### Key

- 30 Minute Contour
- 60 Minute Contour
- 120 Minute Contour
- Subject Site: 1201 Carriers Drive, Laredo

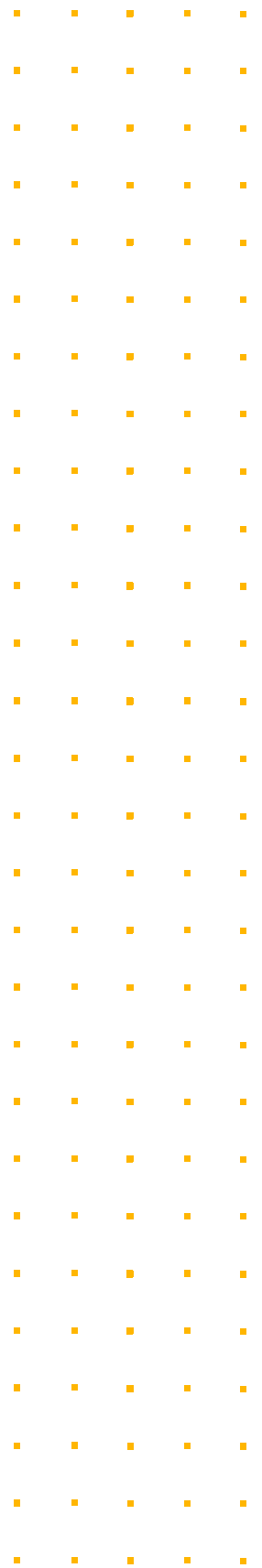
## Regional Access

Logical truck access route to major cities



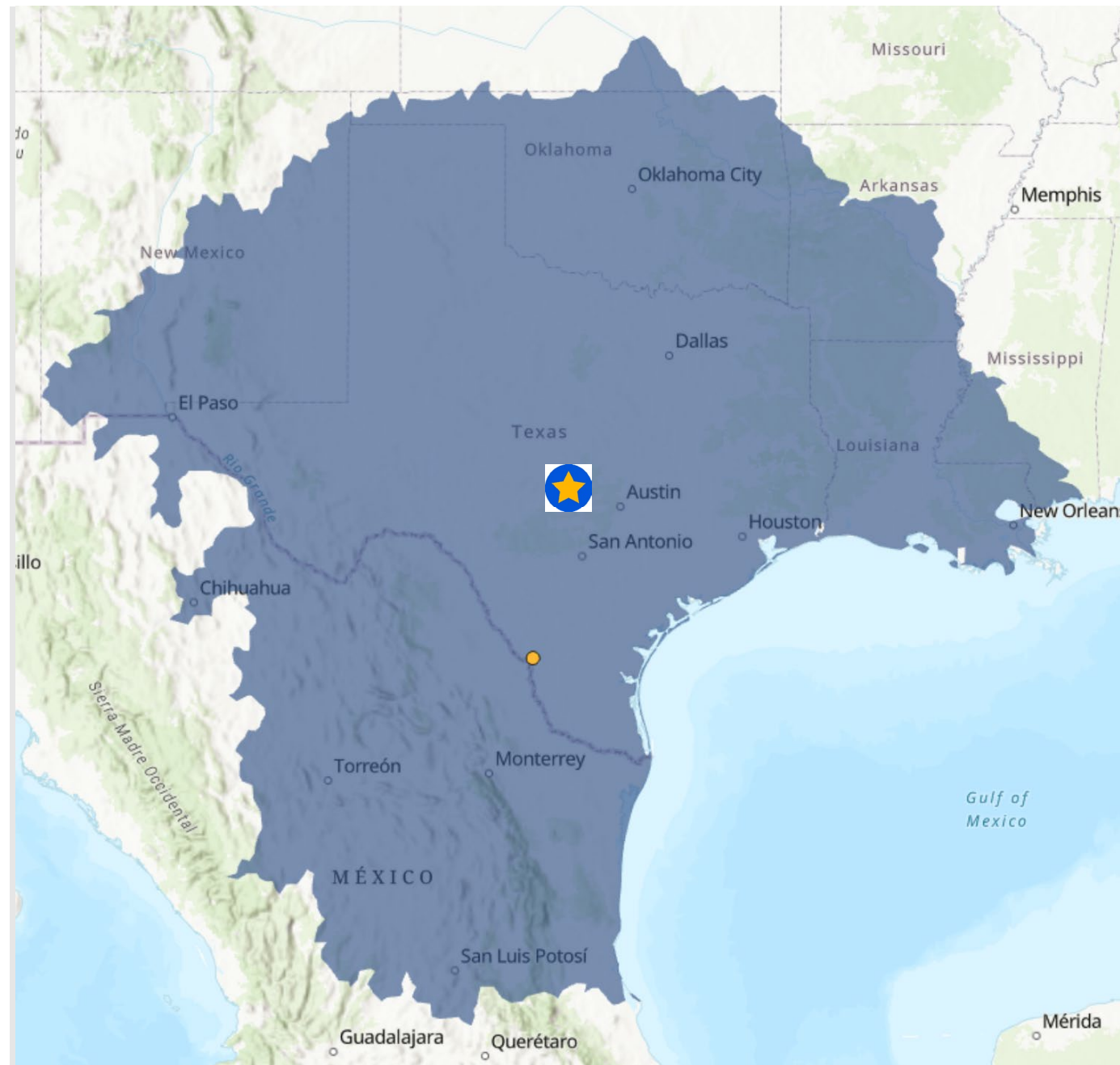
### Key

- Subject Site: 1201 Carriers Drive, Laredo



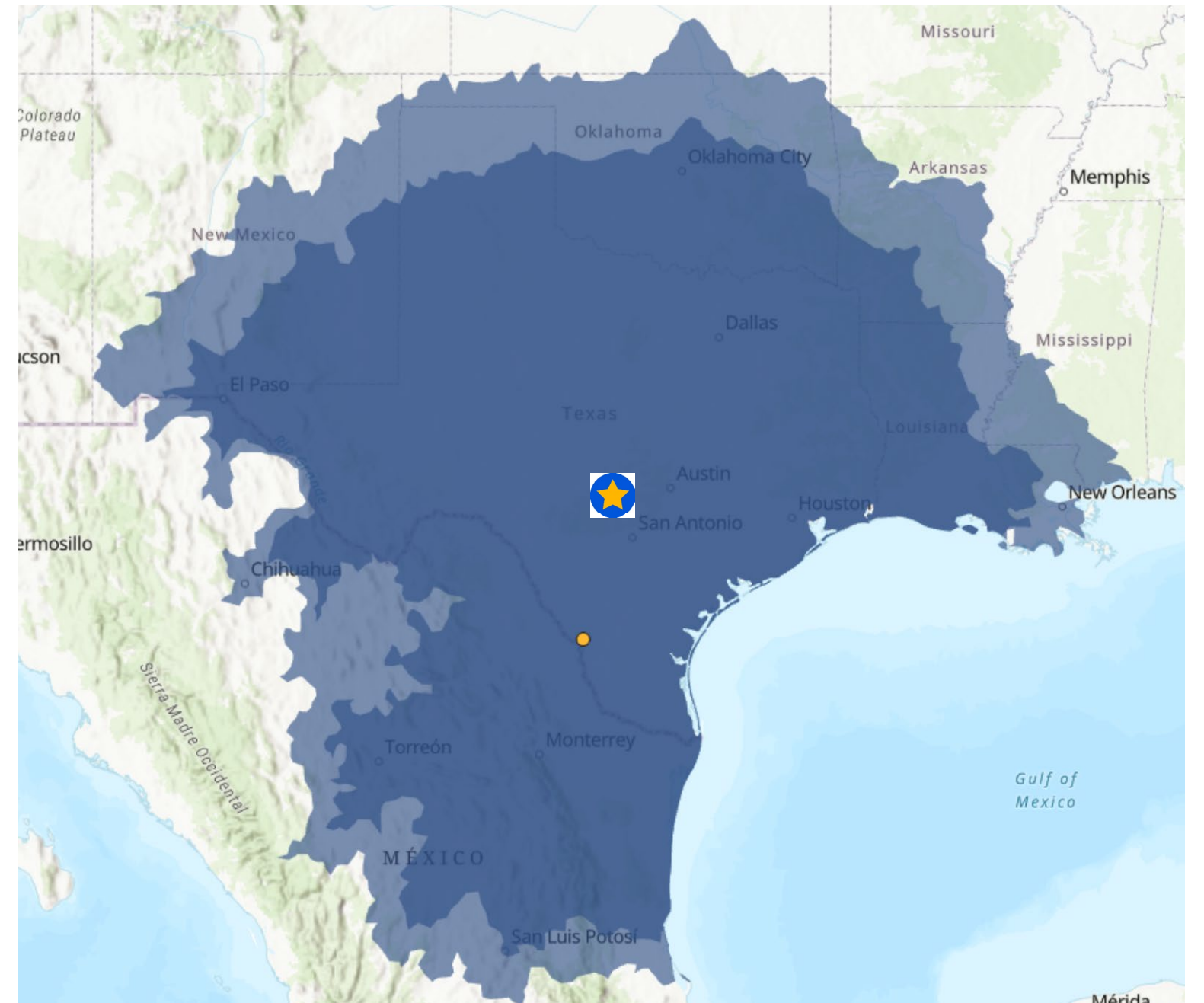
## One Day Drive Time

### Standard Vehicle



- ★ Subject Site: 1201 Carriers Drive, Laredo
- Auto

### Trucker



- Trailer
- Auto